

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017**

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction City of Greenfield
Allocation Code T30001
Allocation Area Name Greenfield Combined Areas #1, 2 and 6

Form Prepared By:

Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	22,103,040	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	46,701,436	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$68,804,476
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	72,339,608	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	505,300	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	400,000	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	2,748,195	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$69,486,113
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00991
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$22,322,081
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$50,017,527
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	2.4900	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$1,245,436	
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	2.4897	
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00991

I, Robin D. Lowder Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

9/20/16

Robin D. Lowder
County Auditor (Signature)

Robin D. Lowder
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Greenfield Combined Areas #1, 2 and 6

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Schaafsma
Commissioner, Department of Local Government Finance

9-20-16
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
 Jurisdiction City of Greenfield
 Allocation Code T30008
 Allocation Area Name Greenfield North Economic Development Area #8

Form Prepared By:

Name Greg Guerrettaz
 Unit/Company Financial Solutions Group, Inc.
 Telephone Number 317-837-4933
 E-mail Address greg@fsgcorp.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	21,149,343
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	0
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$21,149,343
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	21,611,162
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	456,116
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	0
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area	\$21,155,046
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.00027
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$21,155,053
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$456,109
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	2.4900
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$11,357
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	2.4897
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.00027

I, Robin D. Lowder Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 9/20/16

Robin D. Lowder
 County Auditor (Signature)

Robin D. Lowder
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Greenfield North Economic Development Area #8

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L Schaafsma
 Commissioner, Department of Local Government Finance

9-20-16
 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
 Jurisdiction Hancock County
 Allocation Code T30004
 Allocation Area Name Mount Comfort Economic Development Area

Form Prepared By:

Name Greg Guerrettaz
 Unit/Company Financial Solutions Group, Inc.
 Telephone Number 317-837-4933
 E-mail Address greg@fsgcorp.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>75,365,680</u>
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>76,493,061</u>
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$151,858,741</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>167,903,344</u>
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>4,287,035</u>
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>11,140,518</u>
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	<u></u>
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area	<u>\$152,475,791</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>1.00406</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$75,671,665</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$92,231,679</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.5600</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$2,361,131</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	<u>2.5561</u>

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

1.00406

I, Robin D. Lowder Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 9/20/16
Robin D. Lowder
 County Auditor (Signature)

Robin D. Lowder
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Mount Comfort Economic Development Area

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony L. Schaafsma
 Commissioner, Department of Local Government Finance

9-20-16
 Date (month, day, year)



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
 Jurisdiction Town of McCordsville
 Allocation Code T30003
 Allocation Area Name McCordsville (Combined) Economic Development Area

Form Prepared By:

Name Greg Guerrettaz
 Unit/Company Financial Solutions Group, Inc.
 Telephone Number 317-837-4933
 E-mail Address greg@fsgcorp.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	1,399,940
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	4,033,161
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$5,433,101
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	6,138,500
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	428,500
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area	\$5,710,000
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.05097
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$1,471,295
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$4,667,205
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	2.7600
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$128,815
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	2.7572

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

1.05097

I, Robin D. Lowder Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 9/20/16

Robin D. Lowder
 County Auditor (Signature)

Robin D. Lowder
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name McCordsville (Combined) Economic Development Area

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma
 Commissioner, Department of Local Government Finance

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
 Jurisdiction Town of Fortville
 Allocation Code T30002
 Allocation Area Name Fortville Economic Development Area

Form Prepared By:

Name Greg Guerrettaz
 Unit/Company Financial Solutions Group, Inc.
 Telephone Number 317-837-4933
 E-mail Address greg@fsacorp.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>1,829,260</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>4,371,226</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$6,200,486</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>6,621,500</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>342,016</u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$6,279,484</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01274</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,852,565</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$4,768,935</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.0000</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$143,068</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		<u>3.3551</u>

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

1.01274

I, Robin D. Lowder Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

9/20/16

County Auditor (Signature)

Robin D. Lowder

County Auditor (Printed)

Robin D. Lowder

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Fortville Economic Development Area

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Courtney L. Shaafsma

Date (month, day, year)

9-20-16



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Town of McCordsville
Allocation Code T30009
Allocation Area Name McCordsville New Economic Development Area

Form Prepared By:

Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>6,315,400</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>0</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$6,315,400</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>6,384,400</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>35,100</u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$6,349,300</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00537</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$6,349,314</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$35,086</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.9000</u>	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>1.021</u>	
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

1.00537

I, Robin D. Lowder Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

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Robin D. Lowder
County Auditor (Signature)

Robin D. Lowder
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name McCordsville New Economic Development Area

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma
Commissioner, Department of Local Government Finance

9-20-16
Date (month, day, year)